



General Assembly

January Session, 2017

Governor's Bill No. 794

LCO No. 3766



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:

SEN. LOONEY, 11th Dist.

SEN. DUFF, 25th Dist.

REP. ARESIMOWICZ, 30th Dist.

REP. RITTER M., 1st Dist.

AN ACT ASSISTING HOMEOWNERS WITH CRUMBLING FOUNDATIONS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 10a-178 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2017*):

3 As used in this chapter, the following words and terms shall have
4 the following meanings unless the context indicates another or
5 different meaning or intent:

6 (a) "Authority" means the State of Connecticut Health and
7 Educational Facilities Authority created by section 10a-179 or any
8 board, body, commission, department or officer succeeding to the
9 principal functions thereof or to whom the powers conferred upon the
10 authority by this chapter shall be given by law;

11 (b) "Project", in the case of a participating institution for higher
12 education, means a structure suitable for use as a dormitory or other
13 housing facility, including housing for staff members, employees or
14 students at such institution of higher education, dining hall, student
15 union, administration building, academic building, library, laboratory,
16 research facility, classroom, athletic facility, health care facility, and
17 maintenance, storage or utility facility and other structures or facilities
18 related thereto or required or useful for the instruction of students or
19 the conducting of research or the operation of an institution for higher
20 education, including parking and other facilities or structures essential
21 or convenient for the orderly conduct of such institution for higher
22 education, also including equipment and machinery and other similar
23 items necessary or convenient for the operation of a particular facility
24 or structure in the manner for which its use is intended or for the
25 operation of a participating institution for higher education, or any
26 combination thereof, but shall not include such items as books, fuel,
27 supplies or other items the purchase of which is customarily deemed
28 to result in a current operating charge; in the case of a participating
29 health care institution, means a structure suitable for use as a hospital,
30 clinic, or other health care facility, laboratory, laundry, residence
31 facility, including housing for nurses, interns, staff members,
32 employees or students at such health care institution and their
33 immediate families and for physically or mentally handicapped
34 persons, administration building, research facility, and maintenance,
35 storage or utility facility and other structures or facilities related
36 thereto or required or useful for the operation of the project, including
37 parking and other facilities or structures essential or convenient for the
38 orderly operation of such project, also including equipment and
39 machinery and other similar items necessary or convenient for the
40 operation of the project in the manner for which its use is intended or
41 for the operation of a participating health care institution, or any
42 combination thereof, but shall not include such items as fuel, supplies
43 or other items the purchase of which is customarily deemed to result in
44 a current operating charge; in the case of a participating qualified

45 nonprofit organization, means a structure or facility owned in its
46 entirety by, or suitable for use in accordance with the charitable or
47 nonprofit status of the qualified nonprofit organization, also including
48 equipment and machinery and other similar items necessary or
49 convenient for the operation of the project in the manner for which its
50 use is intended or for the operation of a participating qualified
51 nonprofit corporation; [and,] in the case of a participating nursing
52 home, means a structure or facility suitable for use as a nursing home,
53 residential care home, rest home, health care facility for the
54 handicapped, mental health facility or independent living facility
55 subject to the licensing requirements of chapter 368v and appurtenant
56 facilities, equipment and machinery and other similar items necessary
57 or convenient for the operation of a particular facility or structure in
58 the manner for which its use is intended or for the operation of a
59 participating nursing home; and, in the case of participating
60 municipalities engaged in the abatement of an actual or potential
61 nuisance, means the development and deployment of financial
62 assistance, including, but not limited to, credit enhancements, loan
63 guarantees or procurement of construction equipment or materials to
64 aid in the abatement of such nuisances;

65 (c) "Cost" as applied to a project or any portion thereof financed
66 under the provisions of this chapter embraces all or any part of the cost
67 of construction and acquisition of all lands, structures, real or personal
68 property, rights, rights-of-way, franchises, easements and interests
69 acquired or used for a project, the cost of demolishing or removing any
70 buildings or structures on land so acquired, including the cost of
71 acquiring any lands to which such buildings or structures may be
72 moved, the cost of all machinery and equipment, financing charges,
73 interest prior to, during and for a period after completion of such
74 construction, provisions for working capital, reserves for principal and
75 interest and for extensions, enlargements, additions, replacements,
76 renovations and improvements, cost of engineering, financial and legal
77 services, plans, specifications, studies, surveys, estimates of cost and of

78 revenues, administrative expenses, expenses necessary or incident to
79 determining the feasibility or practicability of constructing the project
80 and such other expenses as may be necessary or incident to the
81 construction and acquisition of the project, the financing of such
82 construction and acquisition and the placing of the project in
83 operation;

84 (d) "Bonds" means bonds of the authority issued under the
85 provisions of this chapter, including refunding bonds,
86 notwithstanding that the same may be secured by mortgage or the full
87 faith and credit of the authority or the full faith and credit of a
88 participating institution for higher education, a participating health
89 care institution, a participating corporation, a participating nursing
90 home, [or] a participating qualified nonprofit organization,
91 participating municipalities or any other lawfully pledged security of a
92 participating institution for higher education, a participating health
93 care institution, a participating corporation, a participating nursing
94 home, [or] a participating qualified nonprofit organization or
95 participating municipalities;

96 (e) "Institution for higher education" means (1) an educational
97 institution situated within this state which by virtue of law or charter
98 is a nonprofit educational institution empowered to provide a program
99 of education beyond the high school level; or (2) a public educational
100 institution, which, shall be any constituent unit, as defined in section
101 10a-1;

102 (f) "Participating institution for higher education" means an
103 institution for higher education which, pursuant to the provisions of
104 this chapter, shall undertake the financing and construction or
105 acquisition of a project or shall undertake the refunding or refinancing
106 of obligations or of a mortgage, or advances made or given for the
107 costs of a project, as provided in and permitted by this chapter;

108 (g) "Health care institution" means (1) any nonprofit, state-aided

109 hospital or other health care institution, including The University of
110 Connecticut Health Center, which is entitled, under the laws of the
111 state, to receive assistance from the state by means of a grant made
112 pursuant to a budgetary appropriation made by the General
113 Assembly, (2) any other hospital or other health care institution which
114 is licensed, or any nonprofit, nonstock corporation which shall receive
115 financing or shall undertake to construct or acquire a project which is
116 or will be eligible to be licensed, as an institution under the provisions
117 of sections 19a-490 to 19a-503, inclusive, or any nonprofit, nonstock,
118 nonsectarian facility which is exempt from taxation under the
119 provisions of section 12-81 or 38a-188 and which is a health care center
120 under the provisions of sections 38a-175 to 38a-191, inclusive, or (3)
121 any nonprofit corporation wholly owned by two or more hospitals or
122 other health care institutions which operates for and on behalf of such
123 hospitals or other health care institutions a project, as defined in
124 subsection (b) of this section, or is a nursing home;

125 (h) "Nursing home" means any institution which is or will be
126 eligible to be licensed as an institution under sections 19a-490 to 19a-
127 503, inclusive, or a facility which (1) provides chronic and convalescent
128 nursing care, (2) is a rest home with nursing facilities, (3) provides
129 health care facilities for the handicapped, (4) is a home for elderly
130 persons or physically handicapped or mentally handicapped persons
131 or (5) is a continuing care facility registered with the Department of
132 Social Services, pursuant to chapter 319f;

133 (i) "Participating nursing home" means a nursing home which,
134 pursuant to the provisions of this chapter, undertakes the financing
135 and construction or acquisition of a project or undertakes the
136 refunding or refinancing of obligations or of a mortgage, loans or
137 advances made or given for the costs of a project as provided in and
138 permitted by this chapter;

139 (j) "Participating health care institution" means a health care
140 institution which, pursuant to the provisions of this chapter,

141 undertakes the financing and construction or acquisition of a project or
142 undertakes the refunding or refinancing of obligations or of a
143 mortgage, loan or advances made or given for the cost of a project as
144 provided in and permitted by this chapter;

145 (k) "Participating corporation" means any nonprofit corporation
146 created by a participating health care institution or a participating
147 institution for higher education, or by one or more of them in
148 combination, and to which there has been or will be transferred all
149 right, title and interest in a project for the sole purpose of operating
150 such project on behalf of such participating institution or institutions
151 for the life of the bonds issued to finance such project, provided upon
152 retirement of all of such bonds, all right, title and interest in the project
153 shall revert to and vest in the participating institution for higher
154 education or the participating health care institution or jointly in both
155 such institutions;

156 (l) "Federally guaranteed security" means any security, investment
157 or evidence of indebtedness which is either directly or indirectly
158 insured or guaranteed, in whole or in part, as to the payment of
159 principal and interest, by the United States of America or any agency
160 or instrumentality thereof;

161 (m) "Federally insured mortgage loan" means any loan secured by a
162 mortgage from any participating institution for higher education or
163 participating health care institution or participating nursing home
164 which is either directly or indirectly insured or guaranteed, in whole
165 or in part, as to the repayment of principal and interest, by the United
166 States of America or any agency or instrumentality thereof, or by any
167 commitment by the United States of America or any agency or
168 instrumentality thereof to so insure or guarantee;

169 (n) "Qualified nonprofit organization" means any private, nonprofit
170 organization qualified under Section 501(c)(3) of the Internal Revenue
171 Code of 1986, as the same may be amended from time to time, other

172 than a health care institution, nursing home or institution for higher
173 education;

174 (o) "Participating qualified nonprofit organization" means a
175 qualified nonprofit organization which, pursuant to the provisions of
176 this chapter, shall undertake the financing and construction or
177 acquisition of a project or shall undertake the refunding or refinancing
178 of obligations, or of a mortgage, loan or advances made or given to it
179 to finance, in anticipation of permanent financing or donation from an
180 outside source, the cost of a project, as provided in and permitted by
181 this chapter;

182 (p) "Connecticut Higher Education Supplemental Loan Authority"
183 means the Connecticut Higher Education Supplemental Loan
184 Authority established as a subsidiary of the authority with powers
185 granted pursuant to chapter 187b;

186 (q) "Connecticut Student Loan Foundation" means the Connecticut
187 Student Loan Foundation established pursuant to chapter 187a that is a
188 subsidiary of the authority as provided in section 10a-203a, and that is
189 deemed a quasi-public agency for purposes of chapter 12;

190 (r) "Participating municipalities" means two or more municipalities
191 that, pursuant to subsection (h) of section 10a-185, as amended by this
192 act, jointly undertake the financing and construction or acquisition of a
193 project or undertake the refunding or refinancing of obligations or a
194 mortgage, a loan or advances made or given for the cost of a project
195 pursuant to section 10a-185, as amended by this act.

196 Sec. 2. Section 10a-180 of the general statutes is repealed and the
197 following is substituted in lieu thereof (*Effective July 1, 2017*):

198 The purpose of the authority shall be to assist institutions for higher
199 education, health care institutions, nursing homes, child care or child
200 development facilities, [and] qualified nonprofit organizations, and
201 participating municipalities in the construction, financing and

202 refinancing of projects or in any other manner provided in this chapter,
203 and for this purpose the authority is authorized and empowered:

204 (a) To have perpetual succession as a body politic and corporate and
205 to adopt bylaws for the regulation of its affairs and the conduct of its
206 business;

207 (b) To adopt an official seal and alter the same at pleasure;

208 (c) To maintain an office at such place or places as it may designate;

209 (d) To sue and be sued in its own name, and plead and be
210 impleaded;

211 (e) To determine the location and character of any project to be
212 financed under the provisions of this chapter, and to construct,
213 reconstruct, renovate, replace, maintain, repair, operate, lease, as lessee
214 or lessor, and regulate the same, to enter into contracts for any or all of
215 such purposes, to enter into contracts for the management and
216 operation of a project, and to designate a participating institution for
217 higher education, a participating health care institution, a participating
218 corporation, a participating nursing home, [or] a participating
219 qualified nonprofit organization or participating municipalities as its
220 agent to determine the location and character of a project undertaken
221 by such participating institution for higher education, by such
222 participating health care institution, by such participating corporation,
223 by such participating nursing home, [or] by such participating
224 qualified nonprofit organization or by such participating
225 municipalities under the provisions of this chapter and as the agent of
226 the authority, to construct, reconstruct, renovate, replace, maintain,
227 repair, operate, lease, as lessee or lessor, and regulate the same, and, as
228 the agent of the authority, to enter into contracts for any or all of such
229 purposes, including contracts for the management and operation of
230 such project;

231 (f) To issue bonds, bond anticipation notes and other obligations of

232 the authority for any of its corporate purposes, and to fund or refund
233 the same, all as provided in this chapter;

234 (g) Generally, to fix and revise from time to time and charge and
235 collect rates, rents, fees and charges for the use of and for the services
236 furnished or to be furnished by a project or any portion thereof and to
237 contract with any person, partnership, association or corporation or
238 other body public or private in respect thereof;

239 (h) To establish rules and regulations for the use of a project or any
240 portion thereof and to designate a participating institution for higher
241 education, a participating health care institution, a participating
242 corporation, a participating nursing home, [or] a qualified nonprofit
243 organization or participating municipalities as its agent to establish
244 rules and regulations for the use of a project undertaken by such
245 participating institution for higher education, by such participating
246 health care institution, by such participating corporation, [or] by such
247 participating nursing home, [or] by such [participating] qualified
248 nonprofit organization or by such participating municipalities;

249 (i) To employ consulting engineers, architects, attorneys,
250 accountants, construction and financial experts, superintendents,
251 managers, and such other employees and agents as may be necessary
252 in its judgment, and to fix their qualifications, duties and
253 compensation;

254 (j) To receive and accept from any public agency insurance, loans or
255 grants for or in aid of the construction of a project or any portion
256 thereof, and to receive and accept loans, grants, aid or contributions
257 from any source of either money, property, labor or other things of
258 value, to be held, used and applied only for the purposes for which
259 such loans, grants, aid and contributions are made;

260 (k) To mortgage any project and the site thereof for the benefit of the
261 holders of bonds issued to finance such project;

262 (l) To make loans to any participating institution for higher
263 education, to any participating health care institution, to any
264 participating corporation, to any participating nursing home and to
265 any participating qualified nonprofit organization for the cost of a
266 project in accordance with an agreement between the authority and
267 such participating institution for higher education, such participating
268 health care institution, such participating corporation, such
269 participating nursing home or such participating qualified nonprofit
270 organization and to utilize the services of an agent in making such
271 loans or to agree to purchase federally guaranteed securities from any
272 third parties making such loans; provided no such loan shall exceed
273 the total cost of the project as determined by the participating
274 institution for higher education, the participating health care
275 institution, the participating corporation, the participating nursing
276 home or the participating qualified nonprofit organization, and
277 approved by the authority;

278 (m) To make loans to a participating institution for higher
279 education, to a participating health care institution, to a participating
280 corporation, to a participating nursing home or to a participating
281 qualified nonprofit organization, to refinance or refund outstanding
282 obligations or mortgages on the project, or advances issued for the cost
283 of a project, made or given by such participating institution for higher
284 education, such participating health care institution, such participating
285 corporation, such participating nursing home or such participating
286 qualified nonprofit organization, to utilize the services of an agent in
287 making such loans or to agree to purchase federally guaranteed
288 securities from any third parties making such loans and to create a
289 security interest in revenues to be pledged to the authority;

290 (n) To charge to and equitably apportion among participating
291 institutions for higher education, participating health care institutions,
292 participating corporations, participating nursing homes, [and]
293 participating qualified nonprofit organizations and participating
294 municipalities its administrative costs and expenses incurred in the

295 exercise of the powers and duties conferred by this chapter;

296 (o) To acquire and to agree to acquire any federally guaranteed
297 security and to pledge or otherwise use any such federally guaranteed
298 security in such manner as the authority deems in its best interest to
299 secure or otherwise provide a source of repayment on any of its bonds
300 or notes or to agree to make a loan to any participating institution for
301 higher education, participating health care institution, participating
302 corporation, participating nursing home or participating qualified
303 nonprofit organization for the purpose of acquiring and entering into
304 commitments to acquire any federally guaranteed security; provided
305 that any agreement entered into pursuant to this subdivision may
306 contain such provisions as are deemed necessary or desirable by the
307 authority for the security or protection of the authority or the holders
308 of its bonds or notes; provided further that the authority, prior to
309 making any such acquisition, commitment or loan, shall agree with
310 any such participating institution for higher education, participating
311 health care institution, participating corporation, participating nursing
312 home or participating qualified nonprofit organization or any other
313 appropriate institution or corporation to require that the proceeds
314 derived from the acquisition of any such federally guaranteed security
315 will be used for the purpose of financing or refinancing any project for
316 such participating institution for higher education, participating health
317 care institution, participating corporation, participating nursing home
318 or participating qualified nonprofit organization;

319 (p) To do all things necessary or convenient to carry out the
320 purposes of this chapter. In carrying out the purposes of this chapter,
321 the authority may undertake a project for two or more participating
322 institutions for higher education jointly, two or more participating
323 health care institutions jointly, two or more participating corporations
324 jointly, two or more participating nursing homes jointly, [or] two or
325 more participating qualified nonprofit organizations jointly [.] or
326 participating municipalities or for any combination thereof of
327 participating institutions for higher education, participating health

328 care institutions, participating corporations, participating nursing
329 homes or participating qualified nonprofit organizations, and,
330 thereupon, all other provisions of this chapter shall apply to and for
331 the benefit of the authority and such joint participants;

332 (q) To make loans to any participating health care institution, to any
333 participating institution for higher education, to any participating
334 corporation, or to any participating qualified nonprofit organization
335 which is organized, controlled or supervised by a health care
336 institution or an institution of higher education to finance or refinance
337 the cost of a project to be used to provide housing and auxiliary
338 facilities for staff members, employees or students of any such health
339 care institution or institution of higher education and their immediate
340 families, for physically or mentally handicapped persons or for any
341 one or more of the above purposes;

342 (r) To make and enter into all contracts and agreements necessary or
343 incidental to the performance of its duties and the execution of its
344 powers under its enabling legislation, including contracts and
345 agreements for such professional services as financial consultants,
346 bond counsel, underwriters, technical specialists, as the board of
347 directors shall deem necessary;

348 (s) To invest any funds not needed for immediate use or
349 disbursement, including reserve funds, in obligations issued or
350 guaranteed by the United States of America or the state of Connecticut,
351 including the state's Short-Term or Long-Term Investment Fund, and
352 in other securities or obligations which are legal investments for banks
353 in this state, or in investment agreements with financial institutions
354 whose short-term obligations are rated within the top two rating
355 categories of any nationally recognized rating service or of any rating
356 service recognized by the Banking Commissioner, or investment
357 agreements fully secured by obligations of, or guaranteed by, the
358 United States or agencies or instrumentalities of the United States or in
359 securities or obligations which are legal investments for savings banks

360 in this state, subject to repurchase agreements in the manner in which
361 such agreements are negotiated in sales of securities in the market
362 place, provided that the authority shall not enter into any such
363 agreement with any securities dealer or bank acting as a securities
364 dealer unless such dealer or bank is included in the list of primary
365 dealers, effective at the time of such agreement, as prepared by the
366 Federal Reserve Bank of New York, provided the investment of
367 escrowed proceeds of refunding bonds shall be governed by section
368 10a-192, and further provided nothing in this subsection shall limit the
369 investment of reserve funds of the authority, or of any moneys held in
370 trust or otherwise for the payment of bonds or notes of the authority,
371 pursuant to section 10a-190a;

372 (t) To adopt regular procedures for exercising its power under its
373 enabling legislation not in conflict with existing statutes;

374 (u) To make grants or provide other forms of financial assistance to
375 any institution for higher education, to any health care institution, to
376 any nursing home, to any child care or child development facility,
377 [and] to any qualified nonprofit organization and to participating
378 municipalities in such amounts, for such purposes and subject to such
379 eligibility and other requirements as are established pursuant to
380 written procedures adopted by the board of directors pursuant to
381 subsection (h) of section 10a-179;

382 (v) (1) In connection with, or incidental to, the issuance or carrying
383 of bonds, notes or other obligations of the authority, or acquisition or
384 carrying of any investment or program of investment, to enter into any
385 contract which the authority determines to be necessary or appropriate
386 to place the obligation or investment of the authority, as represented
387 by the bonds, notes or other obligations, investment or program of
388 investment and the contract or contracts, in whole or in part, on the
389 interest rate, currency, cash flow or other basis desired by the
390 authority, including, without limitations, contracts commonly known
391 as interest rate swap agreements, currency swap agreements, forward

392 payment conversion agreements, futures or contracts providing for
393 payments based on levels of, or changes in, interest rates, currency
394 exchange rates, stock or other indices, or contracts to exchange cash
395 flows or a series of payments, or contracts, including, without
396 limitation, interest rate floors or caps, options, puts or calls to hedge
397 payment, currency, rate, spread or similar exposure or, contracts for
398 the purchase of option rights with respect to the mandatory tender for
399 purchase of bonds, notes or other obligations of the authority, which
400 are subject to mandatory tender or redemption, including the issuance
401 of certificates evidencing the right of the owner to exercise such option
402 rights. Such contracts or arrangements may also be entered into by the
403 authority in connection with, or incidental to, entering into or
404 maintaining any agreement which secures its bonds, notes or other
405 obligations, subject to the terms and conditions thereof respecting
406 outstanding obligations. (2) Bonds, notes and other obligations issued
407 by the authority may be payable in accordance with their terms, in
408 whole or in part, in currency other than lawful money of the United
409 States of America, provided the authority enters into a currency swap
410 or similar agreement for payments in lawful money of the United
411 States of America, which covers the entire amount of the debt service
412 payment obligation of the authority with respect to the bonds, notes or
413 other obligations payable in other currency, and further provided if the
414 term of that agreement is less than the term of the bonds, notes or
415 other obligations, the authority shall include a best efforts covenant to
416 enter into additional agreements as may be necessary to cover the
417 entire amount of the debt service payment obligation. (3) In connection
418 with, or incidental to, the issuance or carrying of bonds, notes or other
419 obligations or entering into any of the contracts or agreements referred
420 to in subdivision (1) of this subsection, the authority may enter into
421 credit enhancement or liquidity agreements, with payment, interest
422 rate, currency, security, default, remedy and other terms and
423 conditions as the authority determines;

424 (w) To make grants or provide other forms of financial assistance to

425 any institution of higher education, to any health care institution, to
426 any nursing home, to any child care or child development facility,
427 [and] to any qualified nonprofit organization and to participating
428 municipalities in such amounts, for energy efficient construction or
429 renovation projects or renewable energy construction or renovation
430 projects subject to such eligibility and other requirements the board of
431 directors establishes pursuant to written procedures adopted by the
432 board pursuant to subsection (h) of section 10a-179;

433 (x) To provide and be compensated for such services to or on behalf
434 of the Connecticut Higher Education Supplemental Loan Authority as
435 are appropriate for the operation and management of said authority,
436 including, without limitation, to provide to said authority and to be
437 reimbursed for costs associated with such space, equipment, supplies
438 and employees as are necessary and appropriate for the operations of
439 said authority;

440 (y) To provide and be compensated for such services to or on behalf
441 of the Connecticut Student Loan Foundation as are appropriate for the
442 operation and management of said foundation, including, without
443 limitation, to provide to said foundation and to be reimbursed for costs
444 associated with such space, equipment, supplies and employees as are
445 necessary and appropriate for the operations of said foundation.

446 Sec. 3. Section 10a-182 of the general statutes is repealed and the
447 following is substituted in lieu thereof (*Effective July 1, 2017*):

448 The authority is authorized and empowered, directly or by and
449 through a participating institution for higher education, a participating
450 health care institution, a participating corporation, [or] a participating
451 nursing home, [or] a participating qualified nonprofit organization or
452 participating municipalities, as its agent, to acquire by purchase or by
453 gift or devise such lands, structures, property, real or personal, rights-
454 of-way, franchises, easements and other interests in lands, including
455 lands lying under water and riparian rights, which are located within

456 or without the state as it may deem necessary or convenient for the
457 construction or operation of a project, upon such terms and at such
458 prices as may be considered by it to be reasonable and can be agreed
459 upon between it and the owner thereof, and to take title thereto in the
460 name of the authority or in the name of a participating institution for
461 higher education, a participating health care institution, a participating
462 corporation, [or] a participating nursing home, [or] a participating
463 qualified nonprofit organization or participating municipalities as its
464 agent.

465 Sec. 4. Section 10a-185 of the general statutes is repealed and the
466 following is substituted in lieu thereof (*Effective July 1, 2017*):

467 (a) The authority is authorized from time to time to issue its
468 negotiable bonds for any corporate purpose. In anticipation of the sale
469 of such bonds the authority may issue negotiable bond anticipation
470 notes and may renew the same from time to time. Such notes shall be
471 paid from any revenues of the authority or other moneys available
472 therefor and not otherwise pledged, or from the proceeds of sale of the
473 bonds of the authority in anticipation of which they were issued. The
474 notes shall be issued in the same manner as the bonds. Such notes and
475 the resolution or resolutions authorizing the same may contain any
476 provisions, conditions or limitations which a bond resolution of the
477 authority may contain.

478 (b) Except as may otherwise be expressly provided by the authority,
479 every issue of its bonds, notes or other obligations shall be general
480 obligations of the authority payable from any revenues or moneys of
481 the authority available therefor and not otherwise pledged, subject
482 only to any agreements with the holders of particular bonds, notes or
483 other obligations pledging any particular revenues or moneys and
484 subject to any agreements with any participating institution for higher
485 education, any participating health care institution, [or] any
486 participating corporation or participating municipalities.
487 Notwithstanding that such bonds, notes or other obligations may be

488 payable from a special fund, they shall be and be deemed to be for all
489 purposes negotiable instruments, subject only to the provisions of such
490 bonds, notes or other obligations for registration.

491 (c) The bonds may be issued as serial bonds or as term bonds, or the
492 authority, in its discretion, may issue bonds of both types. The bonds
493 shall be authorized by resolution of the members of the board of
494 directors of the authority and shall bear such date or dates, mature at
495 such time or times, not exceeding fifty years from their respective
496 dates, bear interest at such rate or rates, be payable at such time or
497 times, be in such denominations, be in such form, either coupon or
498 registered, carry such registration privileges, be executed in such
499 manner, be payable in lawful money of the United States of America at
500 such place or places, and be subject to such terms of redemption, as
501 such resolution or resolutions may provide. The bonds or notes may be
502 sold at public or private sale for such price or prices as the authority
503 shall determine. The power to fix the date of sale of bonds, to receive
504 bids or proposals, to award and sell bonds, and to take all other
505 necessary action to sell and deliver bonds may be delegated to the
506 chairman or vice-chairman of the board or the executive director or
507 other officers of the authority by resolution of the board. The exercise
508 of such delegated powers may be made subject to the approval of a
509 majority of the members of the board which approval may be given in
510 the manner provided in the bylaws of the authority. Pending
511 preparation of the definitive bonds, the authority may issue interim
512 receipts or certificates which shall be exchanged for such definitive
513 bonds.

514 (d) Any resolution or resolutions authorizing any bonds or any
515 issue of bonds may contain provisions, which shall be a part of the
516 contract with the holders of the bonds to be authorized, as to: (1)
517 Pledging the full faith and credit of the authority, the full faith and
518 credit of a participating institution for higher education, a participating
519 health care institution, a participating corporation, [or of] a
520 participating nursing home or participating municipalities, all or any

521 part of the revenues of a project or any revenue-producing contract or
522 contracts made by the authority with any individual, partnership,
523 corporation or association or other body, public or private, any
524 federally guaranteed security and moneys received therefrom
525 purchased with bond proceeds or any other property, revenues, funds
526 or legally available moneys to secure the payment of the bonds or of
527 any particular issue of bonds, subject to such agreements with
528 bondholders as may then exist; (2) the rentals, fees and other charges
529 to be charged, and the amounts to be raised in each year thereby, and
530 the use and disposition of the revenues; (3) the setting aside of reserves
531 or sinking funds, and the regulation and disposition thereof; (4)
532 limitations on the right of the authority or its agent to restrict and
533 regulate the use of the project; (5) the purpose and limitations to which
534 the proceeds of sale of any issue of bonds then or thereafter to be
535 issued may be applied, including as authorized purposes, all costs and
536 expenses necessary or incidental to the issuance of bonds, to the
537 acquisition of or commitment to acquire any federally guaranteed
538 security and to the issuance and obtaining of any federally insured
539 mortgage note, and pledging such proceeds to secure the payment of
540 the bonds or any issue of the bonds; (6) limitations on the issuance of
541 additional bonds, the terms upon which additional bonds may be
542 issued and secured and the refunding of outstanding bonds; (7) the
543 procedure, if any, by which the terms of any contract with
544 bondholders may be amended or abrogated, the amount of bonds the
545 holders of which must consent thereto, and the manner in which such
546 consent may be given; (8) limitations on the amount of moneys derived
547 from the project to be expended for operating, administrative or other
548 expenses of the authority; (9) defining the acts or omissions to act
549 which shall constitute a default in the duties of the authority to holders
550 of its obligations and providing the rights and remedies of such
551 holders in the event of a default; and (10) the mortgaging of a project
552 and the site thereof for the purpose of securing the bondholders.

553 (e) Neither the members of the board of directors of the authority

554 nor any person executing the bonds, notes or other obligations shall be
555 liable personally on the bonds, notes or other obligations or be subject
556 to any personal liability or accountability by reason of the issuance
557 thereof.

558 (f) The authority shall have power out of any funds available
559 therefor to purchase its bonds, notes or other obligations. The
560 authority may hold, pledge, cancel or resell such bonds, notes or other
561 obligations, subject to and in accordance with agreements with
562 bondholders.

563 (g) The authority is further authorized and empowered to issue
564 bonds, notes or other obligations under this section the interest on
565 which may be includable in the gross income of the holder or holders
566 thereof under the Internal Revenue Code of 1986, or any subsequent
567 corresponding internal revenue code of the United States, as from time
568 to time amended, to the same extent and in the same manner that
569 interest on bills, notes, bonds or other obligations of the United States
570 is includable in the gross income of the holder or holders thereof under
571 any such internal revenue code, and to issue bonds, notes or other
572 obligations under this section that may be eligible for tax credits or
573 exemptions or payments from the federal government, or any other
574 desired federal income tax treatment of such bonds, notes or other
575 obligations. Any such bonds, notes or other obligations may be issued
576 only upon a finding by the authority that such issuance is necessary, is
577 in the public interest, and is in furtherance of the purposes and powers
578 of the authority. The state hereby consents to such inclusion only for
579 the bonds, notes or other obligations of the authority so authorized.

580 (h) In accordance with the provisions of section 10a-180, as
581 amended by this act, and subject to the provisions of chapter 187, the
582 authority may issue bonds at the request of participating
583 municipalities, subject to the approval of the legislative body of each
584 municipality, for the purpose of paying all or part of the cost of any
585 project undertaken by such participating municipalities to abate an

586 actual or potential nuisance that constitutes a deleterious condition on
587 real property that, if left unabated, would cause the collapse of a
588 concrete foundation and damage the housing stock in such
589 participating municipalities to such an extent that a significant
590 negative impact on such participating municipalities' economies
591 would result.

592 Sec. 5. Section 10a-186a of the general statutes is repealed and the
593 following is substituted in lieu thereof (*Effective July 1, 2017*):

594 (a) In connection with the issuance of bonds to finance a project at a
595 participating nursing home or to refund bonds previously issued by
596 the authority to finance a project at a participating nursing home, or in
597 connection with the issuance of bonds to effect a refinancing or other
598 restructuring with respect to one or more participating nursing homes
599 as permitted by subsection (b) of this section, to finance dormitories,
600 residential facilities, student centers, food service facilities and other
601 auxiliary service facilities and related buildings and improvements at a
602 public educational institution, to finance The University of Connecticut
603 Health Center clinical services projects, as defined in subsection (g) of
604 section 10a-114a, [or] to finance up to one hundred million dollars, in
605 the aggregate, for equipment, including installation and any necessary
606 building renovations or alterations for the installation and operation of
607 such equipment, for participating health care institutions at the
608 discretion of the Secretary of the Office of Policy and Management and
609 the Treasurer or to finance a project undertaken by participating
610 municipalities at the discretion of the Secretary of the Office of Policy
611 and Management, the authority may create and establish one or more
612 reserve funds to be known as special capital reserve funds and may
613 pay into such special capital reserve funds (1) any moneys
614 appropriated and made available by the state for the purposes of such
615 funds, (2) any proceeds of the sale of notes or bonds for a project, to the
616 extent provided in the resolution of the authority authorizing the
617 issuance thereof, and (3) any other moneys which may be made
618 available to the authority for the purpose of such funds from any other

619 source or sources. The moneys held in or credited to any special capital
620 reserve fund established under this section, except as hereinafter
621 provided, shall be used solely for the payment of the principal of and
622 interest, when due, whether at maturity or by mandatory sinking fund
623 installments, on bonds of the authority secured by such capital reserve
624 fund as the same become due, the purchase of such bonds of the
625 authority, the payment of any redemption premium required to be
626 paid when such bonds are redeemed prior to maturity, including in
627 any such case by way of reimbursement of a provider of bond
628 insurance or of a credit or liquidity facility that has paid such amounts;
629 provided the authority shall have power to provide that moneys in
630 any such fund shall not be withdrawn therefrom at any time in such
631 amount as would reduce the amount of such funds to less than the
632 maximum amount of principal and interest becoming due by reasons
633 of maturity or a required sinking fund installment in the then current
634 or any succeeding calendar year on the bonds of the authority then
635 outstanding or the maximum amount permitted to be deposited in
636 such fund by the Internal Revenue Code of 1986, or any subsequent
637 corresponding internal revenue code of the United States, as from time
638 to time amended, to permit the interest on such bonds to be excluded
639 from gross income for federal tax purposes and secured by such
640 special capital reserve fund, such amount being herein referred to as
641 the "required minimum capital reserve", except for the purpose of
642 paying such principal of, redemption premium and interest on such
643 bonds of the authority secured by such special capital reserve
644 becoming due and for the payment of which other moneys of the
645 authority are not available. The authority may provide that it shall not
646 issue bonds secured by a special capital reserve fund at any time if the
647 required minimum capital reserve on the bonds outstanding and the
648 bonds then to be issued and secured by the same special capital
649 reserve fund at the time of issuance, unless the authority, at the time of
650 the issuance of such bonds, shall deposit in such special capital reserve
651 fund from the proceeds of the bonds so to be issued, or otherwise, an
652 amount which, together with the amount then in such special capital

653 reserve fund, will be not less than the required minimum capital
654 reserve. On or before December first, annually, there is deemed to be
655 appropriated from the state General Fund such sums, if any, as shall be
656 certified by the chairman or vice-chairman of the authority to the
657 Secretary of the Office of Policy and Management and the Treasurer of
658 the state, as necessary to restore each such special capital reserve fund
659 to the amount equal to the required minimum capital reserve of such
660 fund, and such amounts shall be allotted and paid to the authority. For
661 the purpose of evaluation of any such special capital reserve fund,
662 obligations acquired as an investment for any such fund shall be
663 valued at market. Nothing contained in this section shall preclude the
664 authority from establishing and creating other debt service reserve
665 funds in connection with the issuance of bonds or notes of the
666 authority which are not special capital reserve funds. Subject to any
667 agreement or agreements with holders of outstanding notes and bonds
668 of the authority, any amount or amounts allotted and paid to the
669 authority pursuant to this section shall be repaid to the state from
670 moneys of the authority at such time as such moneys are not required
671 for any other of its corporate purposes and in any event shall be repaid
672 to the state on the date one year after all bonds and notes of the
673 authority theretofore issued on the date or dates such amount or
674 amounts are allotted and paid to the authority or thereafter issued,
675 together with interest on such bonds and notes, with interest on any
676 unpaid installments of interest and all costs and expenses in
677 connection with any action or proceeding by or on behalf of the
678 holders thereof, are fully met and discharged. No bonds secured by a
679 special capital reserve fund shall be issued to pay project costs unless
680 the authority is of the opinion and determines that the revenues from
681 the project shall be sufficient (A) to pay the principal of and interest on
682 the bonds issued to finance the project, (B) to establish, increase and
683 maintain any reserves deemed by the authority to be advisable to
684 secure the payment of the principal of and interest on such bonds, (C)
685 to pay the cost of maintaining the project in good repair and keeping it
686 properly insured, and (D) to pay such other costs of the project as may

687 be required.

688 (b) Notwithstanding the provisions of subsection (a) of this section,
689 after June 4, 1998, no bonds secured by such a special capital reserve
690 fund shall be issued by the authority to finance a project at a
691 participating nursing home, or to refund, refinance or otherwise
692 restructure bonds issued to finance a project at a participating nursing
693 home, except for bonds that meet the following requirements: (1) Such
694 bonds, which may be bonds issued on a pooled or obligated group
695 basis with respect to more than one participating nursing home, must,
696 at least in part, refund, refinance or otherwise restructure bonds which
697 are already secured by a special capital reserve fund pursuant to this
698 section; (2) the state [must] shall be released from any obligation to
699 restore any special capital reserve fund for the bonds being refunded,
700 refinanced or otherwise restructured; and (3) the authority and the
701 State Treasurer and the Secretary of the Office of Policy and
702 Management [must] shall approve such bonds and must determine
703 that the aggregate liability of the state with respect to such bonds will
704 be less than the aggregate liability of the state with respect to the bonds
705 being refunded, refinanced or otherwise restructured and that such
706 refunding, refinancing or restructuring is in the best interest of the
707 state. Any approval and determination by the authority, the State
708 Treasurer and the secretary under subdivision (3) of this subsection
709 shall be in lieu of (A) the otherwise required opinion of sufficiency by
710 the authority set forth in subsection (a) of this section, and (B) the
711 approval of the State Treasurer and the documentation of the authority
712 otherwise required under subsection (a) of section 1-124, and may
713 provide for the waiver or modification of such other requirements of
714 subsection (a) of this section as the authority, the State Treasurer and
715 the secretary determine to be necessary or appropriate in order to
716 effectuate such refunding, refinancing or restructuring, subject to all
717 applicable tax covenants of the authority and the state.

718 Sec. 6. Section 10a-187 of the general statutes is repealed and the
719 following is substituted in lieu thereof (*Effective July 1, 2017*):

720 (a) [Bonds] Except as provided in subsection (b) of this section,
721 bonds issued under the provisions of this chapter shall not be deemed
722 to constitute a debt or liability of the state or of any political
723 subdivision thereof other than the authority or a pledge of the full faith
724 and credit of the state or of any such political subdivision other than
725 the authority, but shall be payable solely from the funds herein
726 provided therefor. All such bonds shall contain on the face thereof a
727 statement to the effect that neither the state of Connecticut nor any
728 political subdivision thereof other than the authority or any
729 participating municipality, as provided in subsection (b) of this section,
730 shall be obligated to pay the same or the interest thereon except from
731 revenues of the project or the portion thereof for which they are issued
732 and that neither the faith and credit nor the taxing power of the state of
733 Connecticut or of any political subdivision thereof other than the
734 authority or any participating municipality, as provided in subsection
735 (b) of this section, is pledged to the payment of the principal of or the
736 interest on such bonds. The issuance of bonds under the provisions of
737 this chapter shall not directly or indirectly or contingently obligate the
738 state or any political subdivision thereof to levy or to pledge any form
739 of taxation whatever therefor or to make any appropriation for their
740 payment except as provided in subsection (d) of section 10a-185, as
741 amended by this act, and section 10a-186a, as amended by this act.
742 Nothing contained in this section shall prevent nor be construed to
743 prevent the authority from pledging its full faith and credit or the full
744 faith and credit of a participating institution for higher education, the
745 full faith and credit of a participating health care institution, the full
746 faith and credit of a participating corporation, the full faith and credit
747 of a participating nursing home, [or] the full faith and credit of a
748 participating qualified nonprofit organization or the full faith and
749 credit of a participating municipality to the payment of bonds or issue
750 of bonds authorized pursuant to this chapter.

751 (b) Bonds issued under the provisions of this chapter for projects
752 undertaken by participating municipalities may, subject to the

753 approval of the Secretary of the Office of Policy and Management,
754 constitute debts, liabilities or pledges of the full faith and credit of such
755 participating municipalities jointly, severally or in any ratio as such
756 participating municipalities may have agreed. The provisions of this
757 subsection shall not be construed to prevent the authority from
758 pledging its full faith and credit or the full faith and credit of such
759 participating municipalities to the payment or issue of bonds
760 authorized pursuant to this chapter.

761 Sec. 7. Subdivision (7) of subsection (c) of section 7-148 of the
762 general statutes is repealed and the following is substituted in lieu
763 thereof (*Effective July 1, 2017*):

764 (7) (A) (i) Make rules relating to the maintenance of safe and
765 sanitary housing;

766 (ii) Regulate the mode of using any buildings when such regulations
767 seem expedient for the purpose of promoting the safety, health, morals
768 and general welfare of the inhabitants of the municipality;

769 (iii) Regulate and prohibit the moving of buildings upon or through
770 the streets or other public places of the municipality, and cause the
771 removal and demolition of unsafe buildings and structures;

772 (iv) Regulate and provide for the licensing of parked trailers when
773 located off the public highways, and trailer parks or mobile
774 manufactured home parks, except as otherwise provided by special act
775 and except where there exists a local zoning commission so
776 empowered;

777 (v) Establish lines beyond which no buildings, steps, stoop, veranda,
778 billboard, advertising sign or device or other structure or obstruction
779 may be erected;

780 (vi) Regulate and prohibit the placing, erecting or keeping of signs,
781 awnings or other things upon or over the sidewalks, streets and other

782 public places of the municipality;

783 (vii) Regulate plumbing and house drainage;

784 (viii) Prohibit or regulate the construction of dwellings, apartments,
785 boarding houses, hotels, commercial buildings, youth camps or
786 commercial camps and commercial camping facilities in such
787 municipality unless the sewerage facilities have been approved by the
788 authorized officials of the municipality;

789 (B) (i) Regulate and prohibit, in a manner not inconsistent with the
790 general statutes, traffic, the operation of vehicles on streets and
791 highways, off-street parking and on-street residential neighborhood
792 parking areas in which on-street parking is limited to residents of a
793 given neighborhood, as determined by the municipality;

794 (ii) Regulate the speed of vehicles, subject to the provisions of the
795 general statutes relating to the regulation of the speed of motor
796 vehicles and of animals, and the driving or leading of animals through
797 the streets;

798 (iii) Require that conspicuous signage be posted in any area where a
799 motor vehicle may be subject to towing or to the use of a wheel-locking
800 device that renders such motor vehicle immovable, and that such
801 signage indicate where the motor vehicle will be stored, how the
802 vehicle may be redeemed and any costs or fees that may be charged;

803 (C) Regulate and prohibit the construction or use, and require the
804 removal of sinks, cesspools, drains, sewers, privies, barns, outhouses
805 and poultry pens and houses;

806 (D) (i) Regulate and prohibit the going at large of dogs and other
807 animals in the streets and public places of the municipality and
808 prevent cruelty to animals and all inhuman sports, except that no
809 municipality shall adopt breed-specific dog ordinances;

810 (ii) Regulate and prohibit the keeping of wild or domestic animals,

811 including reptiles, within the municipal limits or portions thereof;

812 (E) (i) Define, prohibit and abate within the municipality all
813 nuisances and causes thereof, and all things detrimental to the health,
814 morals, safety, convenience and welfare of its inhabitants; [and cause]

815 (ii) Effect the abatement of any nuisance at the expense of the owner
816 or owners of the premises on which such nuisance exists;

817 (F) (i) Keep streets, sidewalks and public places free from undue
818 noise and nuisances, and prohibit loitering thereon;

819 (ii) Regulate loitering on private property with the permission of the
820 owner thereof;

821 (iii) Prohibit the loitering in the nighttime of minors on the streets,
822 alleys or public places within its limits;

823 (iv) Prevent trespassing on public and private lands and in
824 buildings in the municipality;

825 (G) Prevent vice and suppress gambling houses, houses of ill-fame
826 and disorderly houses;

827 (H) (i) Secure the safety of persons in or passing through the
828 municipality by regulation of shows, processions, parades and music;

829 (ii) Regulate and prohibit the carrying on within the municipality of
830 any trade, manufacture, business or profession which is, or may be, so
831 carried on as to become prejudicial to public health, conducive to fraud
832 and cheating, or dangerous to, or constituting an unreasonable
833 annoyance to, those living or owning property in the vicinity;

834 (iii) Regulate auctions and garage and tag sales;

835 (iv) Prohibit, restrain, license and regulate the business of peddlers,
836 auctioneers and junk dealers in a manner not inconsistent with the
837 general statutes;

838 (v) Regulate and prohibit swimming or bathing in the public or
839 exposed places within the municipality;

840 (vi) Regulate and license the operation of amusement parks and
841 amusement arcades including, but not limited to, the regulation of
842 mechanical rides and the establishment of the hours of operation;

843 (vii) Prohibit, restrain, license and regulate all sports, exhibitions,
844 public amusements and performances and all places where games may
845 be played;

846 (viii) Preserve the public peace and good order, prevent and quell
847 riots and disorderly assemblages and prevent disturbing noises;

848 (ix) Establish a system to obtain a more accurate registration of
849 births, marriages and deaths than the system provided by the general
850 statutes in a manner not inconsistent with the general statutes;

851 (x) Control insect pests or plant diseases in any manner deemed
852 appropriate;

853 (xi) Provide for the health of the inhabitants of the municipality and
854 do all things necessary or desirable to secure and promote the public
855 health;

856 (xii) Regulate the use of streets, sidewalks, highways, public places
857 and grounds for public and private purposes;

858 (xiii) Make and enforce police, sanitary or other similar regulations
859 and protect or promote the peace, safety, good government and
860 welfare of the municipality and its inhabitants;

861 (xiv) Regulate, in addition to the requirements under section 7-282b,
862 the installation, maintenance and operation of any device or
863 equipment in a residence or place of business which is capable of
864 automatically calling and relaying recorded emergency messages to
865 any state police or municipal police or fire department telephone

866 number or which is capable of automatically calling and relaying
867 recorded emergency messages or other forms of emergency signals to
868 an intermediate third party which shall thereafter call and relay such
869 emergency messages to a state police or municipal police or fire
870 department telephone number. Such regulations may provide for
871 penalties for the transmittal of false alarms by such devices or
872 equipment;

873 (xv) Make and enforce regulations for the prevention and
874 remediation of housing blight, including regulations reducing
875 assessments and authorizing designated agents of the municipality to
876 enter property during reasonable hours for the purpose of remediating
877 blighted conditions, provided such regulations define housing blight
878 and require such municipality to give written notice of any violation to
879 the owner and occupant of the property and provide a reasonable
880 opportunity for the owner and occupant to remediate the blighted
881 conditions prior to any enforcement action being taken, and further
882 provided such regulations shall not authorize such municipality or its
883 designated agents to enter any dwelling house or structure on such
884 property, and including regulations establishing a duty to maintain
885 property and specifying standards to determine if there is neglect;
886 prescribe civil penalties for the violation of such regulations of not less
887 than ten or more than one hundred dollars for each day that a
888 violation continues and, if such civil penalties are prescribed, such
889 municipality shall adopt a citation hearing procedure in accordance
890 with section 7-152c;

891 (xvi) Regulate, on any property owned by the municipality, any
892 activity deemed to be deleterious to public health, including the
893 lighting or carrying of a lighted cigarette, cigar, pipe or similar device;

894 Sec. 8. (NEW) (*Effective July 1, 2017*) (a) For the purposes of this
895 section, "property" means a dwelling, residence, building, structure or
896 improvement to real property.

897 (b) Notwithstanding any provision of the general statutes, any
898 municipality may, by ordinance, permit any person, firm or
899 corporation that owns property that is damaged or destroyed due to
900 the presence of pyrrhotite in the concrete foundation of such property
901 to repair or reconstruct such property in accordance with any
902 previously issued permit or authorization for the repair or
903 reconstruction of such property to the dimensions and specifications
904 for such property prior to such damage or destruction without the
905 need to obtain an additional permit or authorization, provided such
906 repaired or reconstructed property complies with the provisions of the
907 State Building Code, Fire Safety Code and Public Health Code in effect
908 on the date of completion of such repair or reconstruction.

909 Sec. 9. Subsection (b) of section 29-252a of the general statutes is
910 repealed and the following is substituted in lieu thereof (*Effective July*
911 *1, 2017*):

912 (b) (1) No state or Connecticut Airport Authority building or
913 structure or addition to a state or Connecticut Airport Authority
914 building or structure: (A) That exceeds the threshold limits contained
915 in section 29-276b and requires an independent structural review
916 under said section, or (B) that includes residential occupancies for
917 twenty-five or more persons, shall be constructed until an application
918 has been filed by (i) the commissioner of an agency authorized to
919 contract for the construction of buildings under the provisions of
920 section 4b-1 or 4b-51, or (ii) the executive director of the Connecticut
921 Airport Authority, with the State Building Inspector and a building
922 permit is issued by the State Building Inspector. Two copies of the
923 plans and specifications for the building, structure or addition to be
924 constructed shall accompany the application. The commissioner of any
925 such agency or the executive director of the Connecticut Airport
926 Authority shall certify that such plans and specifications are in
927 substantial compliance with the provisions of the State Building Code
928 and, where applicable, with the provisions of the Fire Safety Code. The
929 State Building Inspector shall review the plans and specifications for

930 the building, structure or addition to be constructed to verify their
931 compliance with the requirements of the State Building Code and, not
932 later than thirty days after the date of application, shall issue or refuse
933 to issue the building permit, in whole or in part. The State Building
934 Inspector may request that the State Fire Marshal review such plans to
935 verify their compliance with the Fire Safety Code.

936 (2) On and after July 1, 1999, the State Building Inspector shall
937 assess an education fee on each building permit application. During
938 the fiscal year commencing July 1, 1999, the amount of such fee shall be
939 sixteen cents per one thousand dollars of construction value as
940 declared on the building permit application, and the State Building
941 Inspector shall remit such fees, quarterly, to the Department of
942 Administrative Services, for deposit in the General Fund. Upon
943 deposit in the General Fund, the amount of such fees shall be credited
944 to the appropriation to the Department of Administrative Services and
945 shall be used for the code training and educational programs
946 established pursuant to section 29-251c. On and after July 1, 2000, the
947 assessment shall be made in accordance with regulations adopted
948 pursuant to subsection (d) of section 29-251c. The State Building
949 Inspector shall waive such education fee for any municipality that
950 waives its application fee for building permits to repair or replace
951 concrete foundations that have deteriorated due to the presence of
952 pyrrhotite.

953 Sec. 10. (NEW) (*Effective July 1, 2017*) Two or more municipalities
954 may, subject to the provisions of section 4 of this act and chapter 187 of
955 the general statutes and the approval of the legislative body of each
956 municipality, jointly borrow for the purpose of paying for all or part of
957 the cost of any project entered into jointly to abate an actual or
958 potential nuisance that constitutes a deleterious condition on real
959 property that, if left unabated, would cause the collapse of a concrete
960 foundation and damage the housing stock in such participating
961 municipalities to such an extent that a significant negative impact on
962 such participating municipalities' economies would result.

963 Sec. 11. (NEW) (*Effective July 1, 2017*) (a) For the purposes of this
964 section:

965 (1) "Eligible borrower" means the owner of a one-family, two-
966 family, three-family or four-family dwelling constructed on or after
967 January 1, 1983, who (A) utilizes such dwelling as such owner's
968 primary residence, (B) has obtained qualified test results
969 demonstrating that the concrete foundation of such dwelling has
970 deteriorated due to the presence of pyrrhotite, and (C) has completed
971 and filed a consumer statement complaint form with the Department
972 of Consumer Protection.

973 (2) "Participating lender" means a bank or credit union that
974 participates in the collapsing foundations interest rate reduction
975 program established pursuant to this section.

976 (3) "Qualifying loan" means any loan provided to an eligible
977 borrower for the purpose of remediating a concrete foundation that
978 shows evidence of pyrrhotite-related degradation and is (A) issued by
979 a participating lender, (B) subject to such participating lender's
980 applicable underwriting standards, and (C) subject to terms
981 established by the Commissioner of Housing.

982 (b) There is established a collapsing foundations interest rate
983 reduction program, administered by the Department of Housing, for
984 the purpose of assisting property owners through the utilization of
985 interest rate subsidies when such owners experience difficulty
986 obtaining financing for the repair of concrete foundations due to the
987 high cost of such repair, failure to meet underwriting criteria,
988 decreased market value of an affected home or personal financial
989 circumstances. The Commissioner of Housing shall seek the
990 participation of banks and credit unions to offer below market rate
991 loans to eligible borrowers and develop additional terms for such
992 loans, in consultation with the Lieutenant Governor and
993 representatives of the banking and credit union industries, not later

994 than thirty days before the program is made available to property
 995 owners. The commissioner shall publish such terms and any
 996 subsequent amendments to such terms in the Department of Banking
 997 news bulletin not later than fifteen days before the program is made
 998 available to property owners.

999 (c) There is established an account to be known as the "collapsing
 1000 foundations interest rate reduction account" which shall be a separate,
 1001 nonlapsing account within the General Fund. The account shall
 1002 contain any moneys required by law to be deposited in the account.
 1003 Moneys in the account shall be expended by the Department of
 1004 Housing for the purpose of providing credit enhancements in the form
 1005 of interest rate subsidies for qualifying loans made to eligible
 1006 borrowers, thereby lowering said borrowers' monthly payments.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2017</i>	10a-178
Sec. 2	<i>July 1, 2017</i>	10a-180
Sec. 3	<i>July 1, 2017</i>	10a-182
Sec. 4	<i>July 1, 2017</i>	10a-185
Sec. 5	<i>July 1, 2017</i>	10a-186a
Sec. 6	<i>July 1, 2017</i>	10a-187
Sec. 7	<i>July 1, 2017</i>	7-148(c)(7)
Sec. 8	<i>July 1, 2017</i>	New section
Sec. 9	<i>July 1, 2017</i>	29-252a(b)
Sec. 10	<i>July 1, 2017</i>	New section
Sec. 11	<i>July 1, 2017</i>	New section

Statement of Purpose:

To implement the Governor's budget recommendations.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]